

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29th day of October, 1984, that the herein Petition for Variance(s) to permit a rear yard setback of zero feet in lieu of the required 50 feet, a front yard setback of 25 feet in lieu of the required 75 feet, a front yard and rear yard setback of 25 feet and zero feet both in lieu of the required 40 feet, and to permit a building to be constructed within a minimum distance of 40 feet in lieu of the required 100 feet for the expressed purposes of constructing a large addition to the existing building, in accordance with the site plan prepared by Michael B. Dallas, dated October 8, 1984, is GRANTED, from and after the date of this Order, subject to approval of said plan by the Department of Traffic Engineering and landscaping meeting the requirements of the Baltimore County Landscape Manual and being approved by the Current Planning and Development Division.

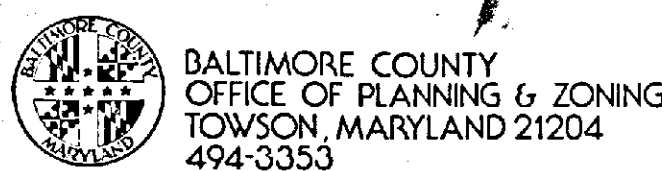
Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE October 29, 1984

BY May Longenecker

James H. Howell



ARNOLD JABLON
ZONING COMMISSIONER

October 29, 1984

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variances
N/S of Greenwood Rd. between Old Court
Rd. and Church Lane (1323 Greenwood Rd.)
3rd Election District
Port City Press, Inc. - Petitioner
No. 85-103-A (Item No. 34)

Dear Mr. Booser:

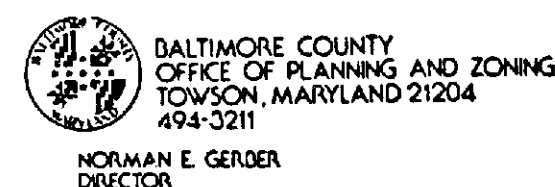
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 10/29/84.
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is in the Western Maryland Railroad Right-of-Way.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-75, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
Landscaping plan is required as per the Landscape
Manual Standards. The access to the existing 67
parking spaces should be clearly shown
Shown vicinity sketch on site plan

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

PETITION FOR VARIANCES
3rd Election District

LOCATION: North side of Greenwood Road between Old Court Road and Church Lane (1323 Greenwood Road)

DATE AND TIME: Tuesday, October 16, 1984 at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

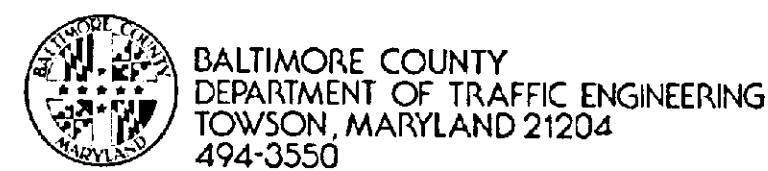
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 0 feet in lieu of the required 50 feet; a front yard setback of 25 feet in lieu of the required 75 feet; a front and rear yard setbacks of 25 feet and 0 feet both in lieu of the required 40 feet and to allow a building to be constructed within a minimum distance of 40 feet in lieu of the required 100 feet.

Being the property of Port City Press, Inc. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



STEPHEN E. COLLINS
DIRECTOR

August 15, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 34 -ZAC- Meeting of August 14, 1984
Property Owner: Port City Press, Inc.
Location: NE/S Old Court Road 220' S/E from c/1 Greenwood Road
Existing Zoning: M.L.R.
Proposed Zoning: PLEASE SEE C.R.G. COMMENTS

Acres:
District: 3rd

Dear Mr. Jablon:

This plan does not show all driveways, incorrectly shows the parking, and shows no loading area.

A correct plan is requested.

Michael S. Planigan
Michael S. Planigan
Traffic Engineering Assoc. II

MSF/cmm

MICHAEL B. DALLAS

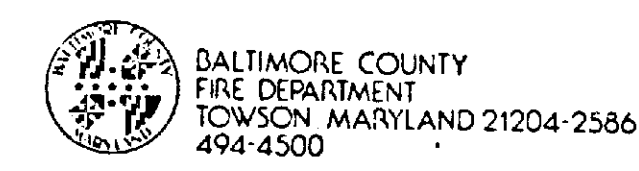
Registered Surveyor
7008 HARTFORD ROAD
BALTIMORE, MD. 21234

254-4555
ZONING DESCRIPTION
for
PORT CITY PRESS

BEGINNING for the same on the northeast side of Old Court Road at a point distant 220 feet more or less from the intersection of said northeast side with the centerline of Greenwood Road said point being on the side of the Western Maryland Railroad Right-of-way thence binding on said right-of-way the seven following courses and distances:

- 1 South 56-11 east 274.23 feet
- 2 North 33-49 east 15.00 feet
- 3 South 56-11 east 799.50 feet
- 4 South 33-49 west 5.00 feet
- 5 South 56-11 east 100.00 feet
- 6 South 33-49 west 20.00 feet
- 7 South 56-11 east 80 feet 1 inch to the northwest side of Church Lane thence with said side of said Lane the three following courses and distances:
- 8 South 62-46 west 44 feet 6 inches
- 9 South 80-42 west 235 feet 10 inches
- 10 North 77-07 west 49 feet 8 inches to the north side of said Greenwood Road thence with said side of said road the three following courses and distances:
- 11 North 55-11 west 843.29 feet
- 12 North 36-20-30 east 17.58 feet
- 13 North 54-40-40 west 168.03 feet to the northwest side of said Old Court Road thence with said side of said road the two following courses and distances:
- 14 North 01-00-30 west 24.41 feet
- 15 by a line curving to the left with a radius of 2326.83 feet the distance of 170.51 feet (said curve having a chord bearing of North 37-22-06 east and distance of 170.41 feet) to the place of beginning.

July 31, 1984



PAUL H. REINCKE
CHIEF

August 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Port City Press, Inc.

Location: NE/S Old Court Road 220' S/E from c/1 Greenwood Road

Item No.: 34 Zoning Agenda: Meeting of August 14, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke* Noted and Approved: *George M. McGonigle*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mh/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 24, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Port City Press, Inc.
SUBJECT: No. 85-103-A

In view of the fact that the proposed addition is aligned with the existing structure, this office offers no comment.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/UGH/sf

LEGAL NOTICE

PETITION FOR VARIANCES
3rd Election DistrictLOCATION: North side of Greenwood Road
between Old Court Road and Church Lane
(1323 Greenwood Road).DATE AND TIME: Tuesday, October 16, 1984
at 10:30 a.m.PUBLIC HEARING: Room 106, County Office
Building, 111 West Chesapeake Avenue,
Towson, Maryland.The Zoning Commissioner of Baltimore County,
by authority of the Zoning Act and Regulations
of Baltimore County, will hold a public
hearing.Petition for Variances to permit a rear yard
setback of 0 feet in lieu of the required 50 feet;
a front yard setback of 25 feet in lieu of the
required 75 feet; front and rear yard setbacks of
25 feet and 0 feet both in lieu of the required
40 feet and to allow a building to be constructed
within a minimum distance of 40 feet
in lieu of the required 100 feet.Being the property of Port City Press, Inc. as
shown on the plat filed with the Zoning Office.In the event that this Petition is granted, a
building permit may be issued within the thirty
(30) day appeal period. The Zoning Commissioner
will, however, entertain any request for
a stay of the issuance of said permit during
this period for good cause shown. Such request
must be received in writing by the date
of the hearing set above or made at the hearing.BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

59122

Pikesville, Md., Sept. 26, 1984

IS TO CERTIFY, that the annexed advertisement
published in the NORTHWEST STAR, a weekly
paper published in Pikesville, Baltimore
County, Maryland before the 16th day of

September 19 84
first publication appearing on the
26th day of Sept., 1984

second publication appearing on the
day of 19
third publication appearing on the
day of 19

THE NORTHWEST STAR

Manager

Cost of Advertisement \$24.00

PETITION FOR VARIANCES
3rd Election DistrictLOCATION: North side of
Greenwood Road between
Old Court Road and Church
Lane (1323 Greenwood Road)

DATE & TIME: Tuesday, October 16, 1984 at 10:30 a.m.

PUBLIC HEARING: Room 106,
County Office Building,
111 W. Chesapeake Avenue,
Towson, MarylandThe Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regulations
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of the issuance of said permit
during this period for good cause
shown. Such request must be
received in writing by the date
of the hearing set above or made
at the hearing.By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

Sept. 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 27, 1984

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
September 27, 1984.

THE JEFFERSONIAN,


Publisher

Cost of Advertising 22.00

85-103-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

85-103-A

District: 3rd Date of Posting: 9-28-84
Posted for: 2 Variances
Petitioner: Port City Press, Inc.
Location of property: N/S Greenwood Road between Old Court Road
and Church Lane (1323 Greenwood Road)
Location of Signs: 1 sign N.E. Corner of Old Court Road and Greenwood Road
and 1 sign N.W. Corner of Greenwood Road and Church Lane
Remarks:
Posted by: [Signature] Date of return: 10-5-84
Number of Signs: 2

September 17, 1984

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variances
N/S Greenwood Road between Old Court Road
and Church Lane (1323 Greenwood Road)
Port City Press, Inc. - Petitioner
Case No. 85-103-A

TIME: 10:30 A.M.

DATE: Tuesday, October 16, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland


Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131967

DATE: 9/3/84 ACCOUNT: R-01-615-000

AMOUNT: \$102.00

RECEIVED FROM: Port City Press, Inc.

FOR: filing fee for 2 Variances

C 095*****100001a 2062F

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1984

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variances
N/S Greenwood Road between Old Court Rd.
and Church Lane (1323 Greenwood Road)
Port City Press, Inc. - Petitioner
Case No. 85-103-A

Dear Mr. Boozer:

This is to advise you that \$56.00 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135828

DATE: 10/29/84 ACCOUNT: R-01-615-000

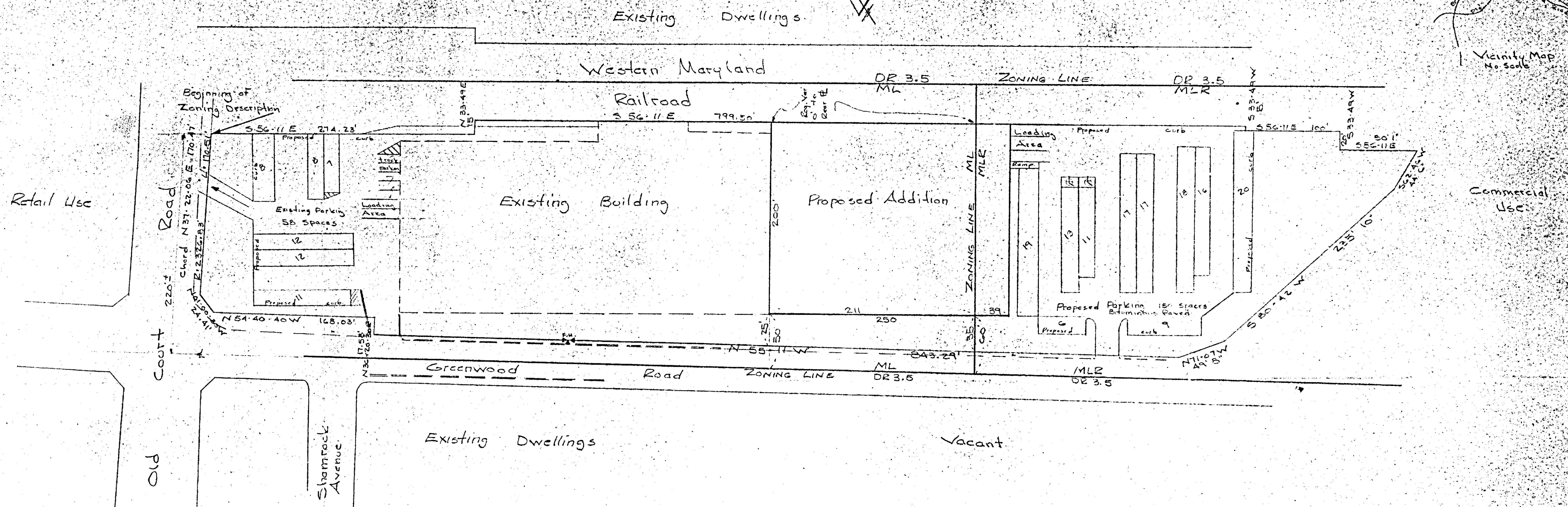
AMOUNT: \$56.00

RECEIVED FROM: Port City Press, Inc.

FOR: Advertising and Posting of Case No. 85-103-A

C 042*****56001a 9292F

VALIDATION OR SIGNATURE OF CASHIER



ZONING DATA:

Gross Acreage 5.007± Ac.
 ML 3.007± Ac.
 MLR 2.000± Ac.
 F.A.R. for MLR $\frac{39 \times 200}{2 \text{ Acre}} = \frac{7800}{81120} = 0.096$

Parking

Sections A09.2.6(7)
 A09.2.6(5)
 11,000 SF Office $\frac{11,000}{300} = 36.67$
 139 Employees Largest Shift $\frac{139}{3} = 46.33$
 Total Parking Required 83 spaces
 Total Parking Provided 208

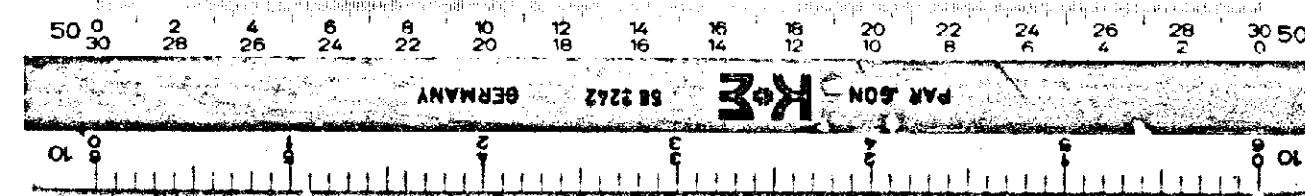
See Landscape Plan for Screening, etc.

NOTE: Public water & sewer in Greenwood Road

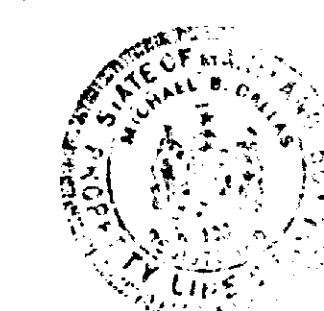
ZONING FLAT

For
 Part City Press, Incorporated
 1327 Greenwood Rd., Balto., Md. 21208
 2nd Election Dist. Balto., Md.
 Scale 1" = 50' July 31, 1984

rev 5-3-84
 7-16-84
 10-6-84



Attorney: F. Vernon Bozler
 614 Besley Ave.
 Towson, Md. 21204
 678-9441



Michael B. Dallis
 Registered Surveyor
 7008 Hartford Road
 Balto., Md. 21234
 254-4555

Item # 34